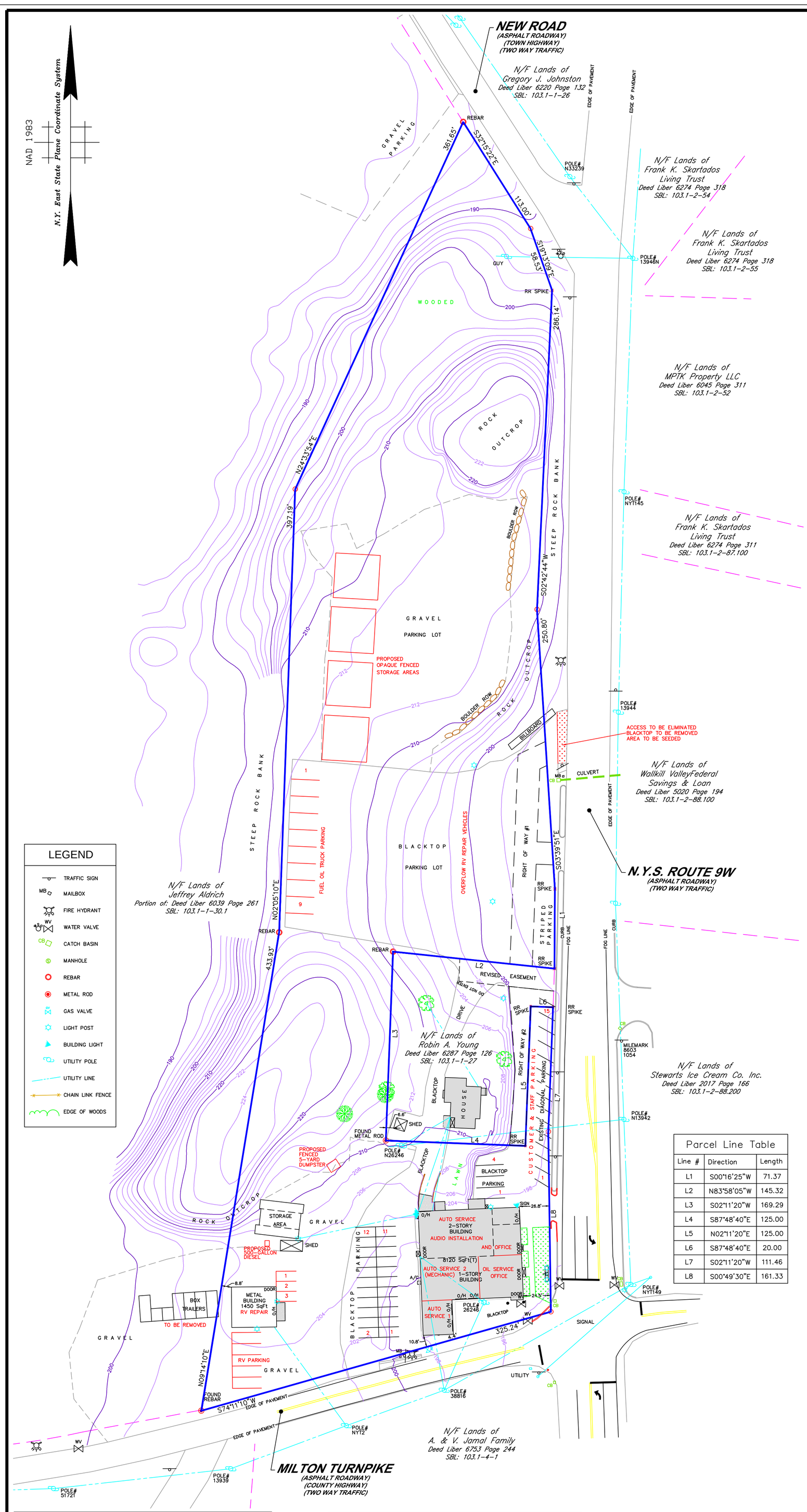
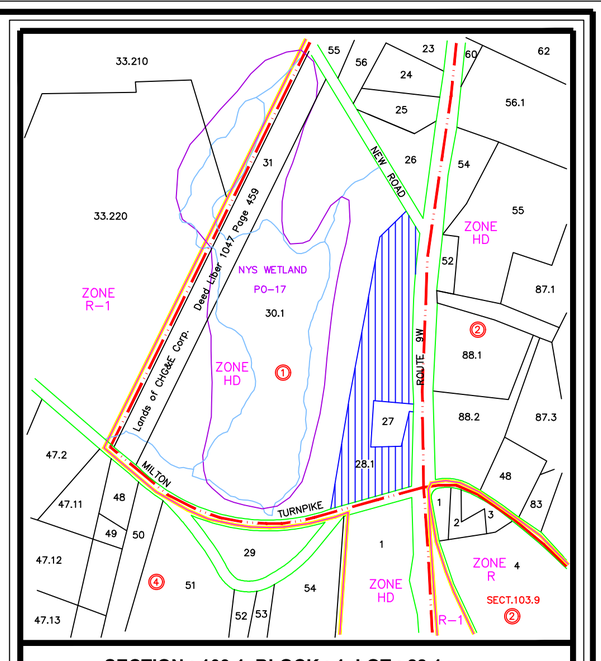
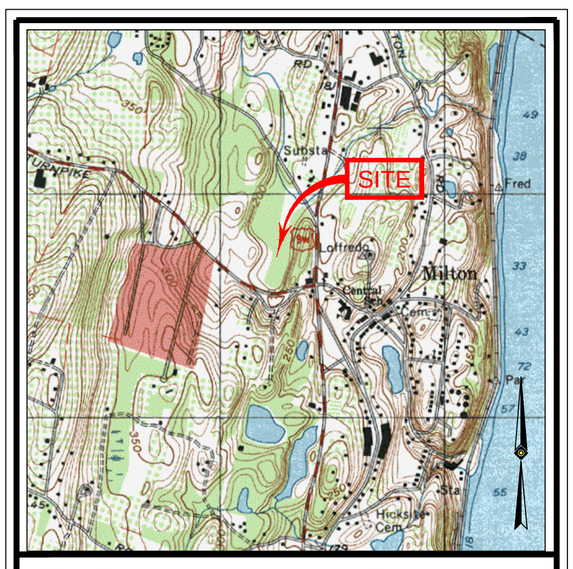




SECTION : 103.1, BLOCK : 1, LOT : 28.1

TAX MAP SCALE : 1"= 400'



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA : 5.06 ACRES

NOTES:

1) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

3) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

4) SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.

5) CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

6) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.

7) ROAD LINE ALONG NEW ROAD AND MILTON TURNPIKE BASED ON A 3 ROD ROAD. ROAD LINE ALONG NYS ROUTE 9W BASED ON REFERENCE MAP 2.

8) PARCEL SERVED BY MUNICIPAL WATER & SEWER.

9) SURVEY PERFORMED WITH SNOW CONDITIONS OF 2"-4" OF COVER.

10) 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

REFERENCES:

1) "PROPERTY OF ROBERT S. YOUNG" LAST AMENDED 16 MAY, 1968 BY JOHN DRUMGOULD, L.S.

2) NYS DOT HIGHWAY MAP S.H. 5001 MAP 7, DATED DECEMBER 1928

3) PARCEL BEING REVISED LOT TM 28 ON A MAP ENTITLED "MAP OF LOT LINE REVISION BETWEEN LANDS OF JEFFREY ALDRICH AND YOUNG'S 9W PLYMOUTH, INC." FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON APRIL 17, 2018 AS MAP #18-77.

DEED REFERENCE :
1871 Rt9W Realty, LLC
– to –
MAZZOLA HOLDINGS, LLC
Deed Liber 7192 Page 090
DATED 03 FEBRUARY, 2023
FILED 14 FEBRUARY, 2023

RECORD OWNER :
MAZZOLA HOLDINGS, LLC
2 GLEN LANE
NEWBURGH, NY 12550

Parcel Line Table

Line #	Direction	Length
L1	S00°16'25"W	71.37
L2	N83°58'05"W	145.32
L3	S02°11'20"W	169.29
L4	S87°48'40"E	125.00
L5	N02°11'20"E	125.00
L6	S87°48'40"E	20.00
L7	S02°11'20"W	111.46
L8	S00°49'30"E	161.33

PLANNING BOARD ENDORSEMENT

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

Signature Date

ZONING TABLE

ZONING INFORMATION
HD DISTRICT
SOURCE TOWN ZONING MAP

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	2 ACRES	5.06 ACRES
MIN LOT WIDTH	200'	>500'
MIN LOT DEPTH	200'	300'+
MIN FRONT YARD	75'	24.5'
MIN 1 SIDE YARD	25'	4.4'
SIDE TOTAL	50'	>500'
MIN REAR YARD	75'	8.8'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	40%	<40%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

PROPOSED USE:

155–12 E. (2) (g) BUSINESS & PROFESSIONAL OFFICES
OFFICES, GARAGE AND PARKING FOR OIL SERVICE BUSINESS AND OTHER TENANTS.

155–12 E. (4) (a) AUTOMOBILE SERVICE
VARIOUS AUTOMOBILE REPAIR & SERVICE BUSINESS

HOURS OF OPERATION: 8AM TO 6PM 7 DAYS/WEEK
NUMBER OF EMPLOYEES: 16–20

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
RETAIL STORES, ... STORE GROUP & SHOP	31 1 /300SqFt	34

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

DATE

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

FIELD DATE 1-09-2023
FIELD BOOK NO.
FIELD BOOK PG.
FIELD CREW ED
DRAWN: GIO

MAP OF SITE PLAN PREPARED FOR
MAZZOLA HOLDINGS, LLC

SBL: 103.1-1-28.1 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET, HIGHLAND NEW YORK 12528
845.691.7339
WWW.CPASURVEY.COM

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CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.1010
PHILADELPHIA, PA 215.712.9800

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
		02-17-2023	1" = 50'	12-220104-00	1 OF 2

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